



Richmond House

L'Hyvreuse Avenue, St Peter Port GY1 1UZ

£2,200,000

LOCAL MARKET

SOLE AGENT

An imposing dual fronted town house which was converted into four modern apartments in 2019.

An excellent investment opportunity, each apartment is currently tenanted and the whole is managed by Cooper Brouard. The apartments all enjoy views over Cambridge Park, an allocated parking space, use of a shared garden along with a private timber shed.

School catchment: Amherst Primary and Les Varendes

Key facts



- Excellent investment opportunity
- Four smart and modern apartments
- Walking distance of town
- Parking for four cars
- Outlook over Cambridge Park

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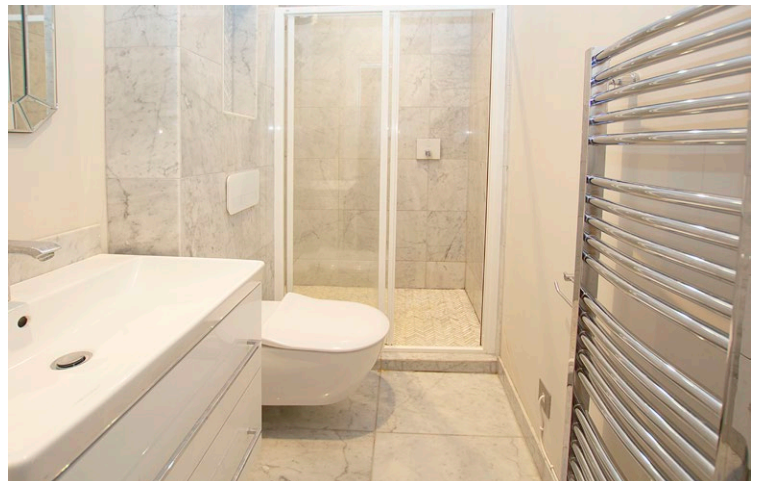
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GUERNSEY'S ESTATE AGENT

Apartment 1 Richmond House – Ground Floor

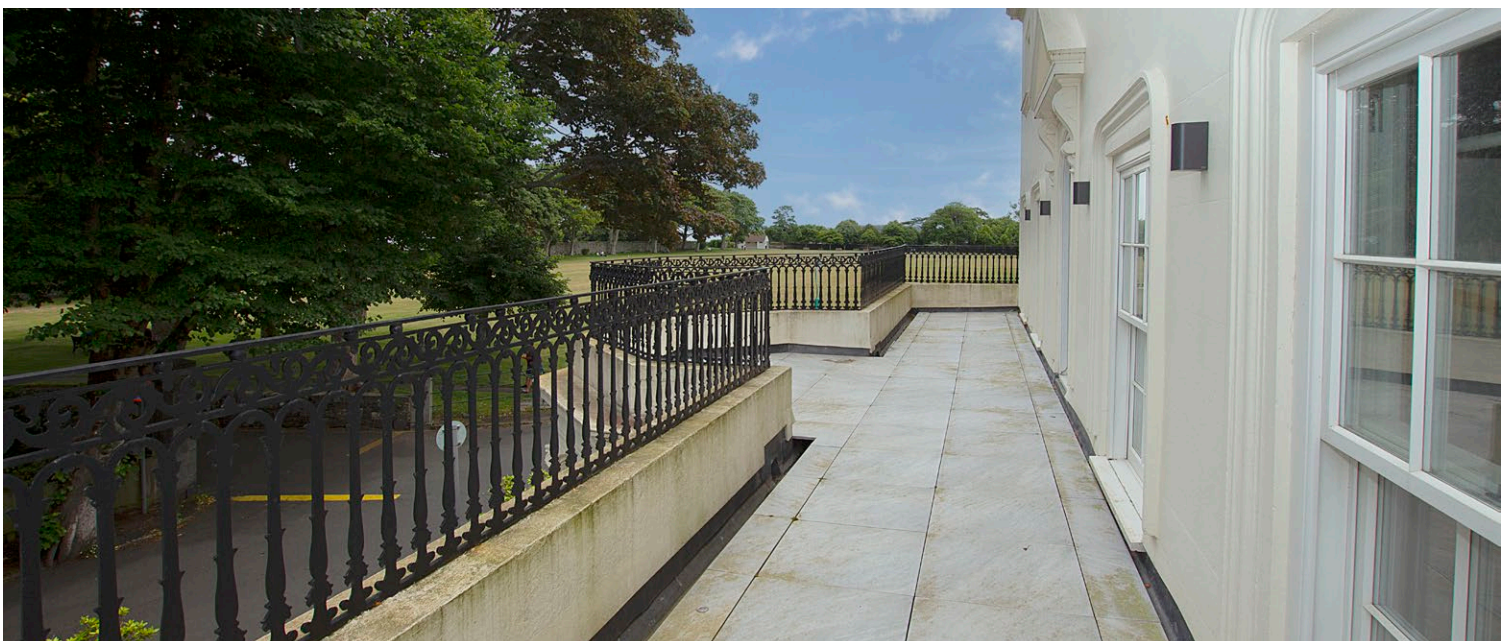


Apartment 2 Richmond House – Ground Floor



Apartment 3 Richmond House – First Floor





Apartment 4 Richmond House – Third and Fourth Floor Duplex

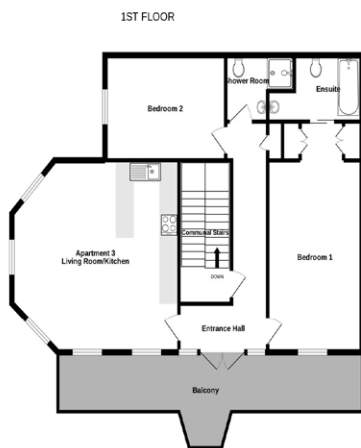
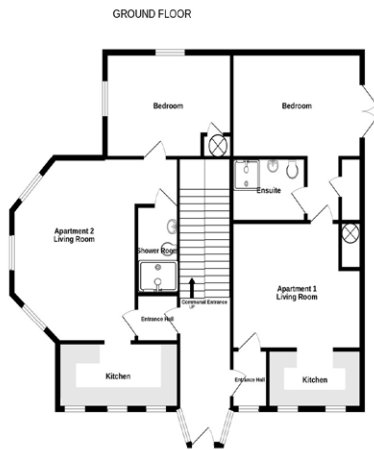




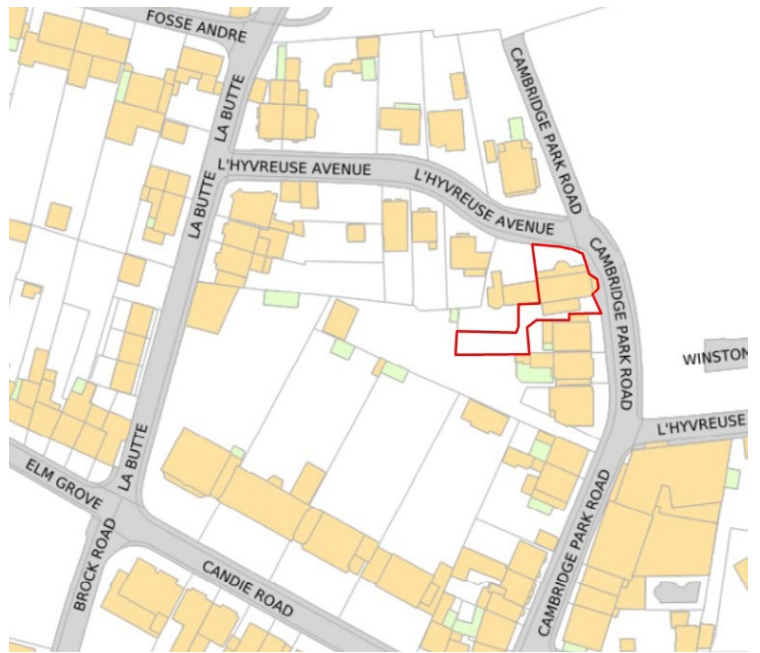
EXTERIOR



Floorplans



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Apartment 1 Richmond House - Achieving £1,450pm with a two month rolling lease

Entrance hall

Living room

14' x 12' (4.3m x 3.7m)

Kitchen

10'7 x 5'6 (3.3m x 1.7m)

Bedroom

15' x 10' (4.6m x 3.1m)

Ensuite shower room

Apartment 2 Richmond House - Achieving £1,600pm, let until 9/07/2024 with a two month rolling lease thereafter

Entrance hall

Living room

19' x 16' (5.8m x 4.9m)

Kitchen

13'6 x 5' (4.1m x 1.5m)

Bedroom

14'3 x 9'2 (4.4m x 2.8m)

shower room

Apartment 3 Richmond House – TBC on a two month rolling lease

Entrance hall

23'2 x 4'4 (7.1m x 1.3m)

Kitchen/Living room

14'2 x 9'4 (4.3m x 2.9m)

APPLIANCES

Neff oven, Neff extractor fan, Neff hob, Neff fridge/freezer, Neff dishwasher.

Bedroom 1

18'2 x 10'8 (5.5m x 3.3m)

Ensuite bathroom

9'9 x 5'4 (3m x 1.6m)

Bedroom 2

13'7 x 10' (4.2m x 3.1m)

Shower room

7'5 x 6'2 (2.3m x 1.9m)

Apartment 4 Richmond House – Achieving £2,100pm on a two month rolling lease

Entrance hall

Living room/Kitchen

23'6 x 16'6 (7.2m x 5m)

Bedroom 1

16'6 x 9'7 (5m x 3m)

En suite bathroom

9'8 x 4'9 (3m x 1.5m)

Separate WC

FOURTH FLOOR

Landing

Airing cupboard.

Bedroom 2

18' x 11' (5.5m x 3.4m)

Balcony

Bedroom 3

10'9 x 9'4 (3.3m x 2.9m)

Shower room

EXTERIOR

The property is accessed across the front paved walk way which gives access to three of the allocated parking spaces. To one side of the property is the allocated parking space for Unit 2, with a side alley leading to the shared communal gardens which are low maintenance and further lead to a gravelled area where there is one allocated storage shed for each unit.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, electric heating, wooden double glazing.

Finding the property: With Beau Sejour Leisure Centre on your left take the first left into L'Hyvreuse Avenue, Richmond House is on the right as the road bends to the right, in front of Cambridge Park.

Perry's ref: 3 H4

what3words: shock.shifting.tweezer

TRP: total 455 (Unit 1 TRP 64, Unit 2 TRP 72, Unit 3 TRP 123, Unit 4 TRP 146)

Estimated rental income:

Apartment 1 - £ 1,450pm, let until 1/12/2023

Apartment 2 - Potential income £1,600pm, let until 5/5/2023

Apartment 3 - £2,200pm, let until 15/12/2023

Apartment 4 - £2,100pm, let until 8/12/2023

£7,350pm / £88,200pa

CONTACT OUR LOCAL MARKET TEAM



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